



TREASURE VALLEY

ADA, ADAMS, BOISE, CANYON, ELMORE, GEM, OWYHEE, PAYETTE, VALLEY, & WASHINGTON COUNTIES

EMPLOYMENT TRENDS

The Boise City Metropolitan Statistical Area's (MSA) seasonally adjusted unemployment rate for May 2004 was 4.2 percent, as shown in Treasure Valley Table 1. This was two-tenths of a percentage point above the April 2004 rate of 4.0 percent and one and three-tenths percent below the May 2003 rate of 5.5 percent. Month-over-month, the number of employed persons decreased by 900, or 0.4 percent, and the number of unemployed individuals increased by 500, or 5.0 percent, from April 2004. The decreasing number of persons employed and the increasing number of persons unemployed created a net decrease of 400 individuals, or 0.2 percent, in the *Civilian Labor Force* from April 2004. Year-over-year, the number of employed persons increased by 8,100, or 3.5 percent, and the number of unemployed persons decreased by 3,100, or 22.6 percent, creating a net increase in the *Civilian Labor Force* of 5,000 individuals, or 2.0 percent, from May 2003. The *Civilian Labor Force* figures for May 2004 for the ten counties in Southwest Idaho are shown in Treasure Valley Table 2.

Treasure Valley Table 2: May 2004 Seasonally Adjusted Labor Force Figures for Southwest Idaho Counties				
	Civilian Labor Force	Number Unem- ployed	Percent Unem- ployed	Number Employed
Ada	180,716	6,675	3.7	174,041
Adams	1,563	175	11.2	1,388
Boise	2,933	142	4.8	2,792
Canyon	71,594	3,953	5.5	67,641
Elmore	9,286	535	5.8	8,751
Gem	5,437	321	5.9	5,117
Owyhee	4,664	85	1.8	4,579
Payette	9,458	797	8.4	8,661
Valley	3,832	282	7.4	3,550
Washington	4,188	460	11.0	3,728
Statewide	700,859	32,053	4.6	668,806

Treasure Valley Table 1: Boise MSA Labor Force & Employment
Ada and Canyon Counties

	May 2004*	Apr 2004	May 2003	% Change	
				Last Month	Last Year
INDIVIDUALS BY PLACE OF RESIDENCE					
Seasonally Adjusted					
Civilian Labor Force	253,100	253,500	248,100	-0.2	2.0
Unemployment	10,600	10,100	13,700	5.0	-22.6
% of Labor Force Unemployed	4.2	4.0	5.5		
Total Employment	242,500	243,400	234,400	-0.4	3.5
Unadjusted					
Civilian Labor Force	254,100	252,700	248,900	0.6	2.1
Unemployment	10,200	10,300	13,200	-1.0	-22.7
% of Labor Force Unemployed	4.0	4.1	5.3		
Total Employment	243,900	242,400	235,700	0.6	3.5
JOB BY PLACE OF WORK					
Nonfarm Payroll Jobs**	238,700	236,000	229,900	1.1	3.8
GOODS-PRODUCING INDUSTRIES					
Natural Resources & Construction	16,500	16,100	15,500	2.5	6.5
Manufacturing	30,500	30,200	29,500	1.0	3.4
Durable Goods	23,600	23,300	22,400	1.3	5.4
Wood Product Manufacturing	1,700	1,600	1,800	6.3	-5.6
Fabricated Metal Products Mfg.	1,300	1,300	1,400	0.0	-7.1
Machinery Manufacturing	1,100	1,100	1,200	0.0	-8.3
Computer & Electronic Manufacturing	15,000	14,900	14,300	0.7	4.9
Transportation Equipment Mfg.	1,600	1,500	1,800	6.7	-11.1
Other Durable Goods	2,900	2,900	1,900	0.0	52.6
Nondurable Goods	6,900	6,900	7,100	0.0	-2.8
Food Manufacturing	5,200	5,100	5,400	2.0	-3.7
Printing & Related Support Activities	700	700	800	0.0	-12.5
Other Nondurable Goods	1,000	1,100	900	-9.1	11.1
SERVICE-PROVIDING INDUSTRIES	191,700	189,700	184,900	1.1	3.7
Trade, Transportation, & Utilities	45,300	44,900	44,000	0.9	3.0
Trade	38,200	37,800	37,000	1.1	3.2
Wholesale Trade	10,000	9,900	10,200	1.0	-2.0
Wholesalers, Durable Goods	6,300	6,300	6,400	0.0	-1.6
Wholesalers, Nondurable Goods	2,800	2,800	2,900	0.0	-3.4
Retail Trade	28,200	27,900	26,800	1.1	5.2
Food & Beverage Stores	4,500	4,300	4,100	4.7	9.8
General Merchandise Stores	6,200	6,200	5,800	0.0	6.9
All Other Retail Trade	17,500	17,400	16,900	0.6	3.6
Transportation, Warehousing, & Utilities	7,100	7,100	7,000	0.0	1.4
Utilities	600	600	600	0.0	0.0
Transportation & Warehousing	6,500	6,500	6,400	0.0	1.6
Information	4,100	4,100	4,000	0.0	2.5
Telecommunications	1,500	1,500	1,400	0.0	7.1
Financial Activities	13,200	12,900	12,400	2.3	6.5
Finance & Insurance	9,700	9,600	9,200	1.0	5.4
Real Estate & Rental & Leasing	3,500	3,300	3,200	6.1	9.4
Professional & Business Services	33,900	33,600	31,800	0.9	6.6
Professional, Scientific, & Technical	10,800	10,800	10,200	0.0	5.9
Management of Companies & Ent.	5,500	5,500	5,600	0.0	-1.8
Administrative & Support & Waste Mgmt.	17,600	17,300	16,000	1.7	10.0
Educational & Health Services	30,200	30,200	28,400	0.0	6.3
Educational Services	2,100	2,400	2,400	-12.5	-12.5
Health Care & Social Assistance	28,100	27,800	26,000	1.1	8.1
Hospitals	9,900	9,900	9,200	0.0	7.6
Leisure & Hospitality	21,300	20,700	20,400	2.9	4.4
Arts, Entertainment, & Recreation	3,100	2,800	2,900	10.7	6.9
Accommodation & Food Services	18,200	17,900	17,500	1.7	4.0
Accommodation	1,900	1,900	1,900	0.0	0.0
Food Services & Drinking Places	16,300	16,000	15,600	1.9	4.5
Other Services	6,900	6,800	6,700	1.5	3.0
Total Government	36,800	36,500	37,200	0.8	-1.1
Federal Government	5,700	5,700	5,400	0.0	5.6
State & Local Government	31,100	30,800	31,800	1.0	-2.2
State Government	13,600	13,500	13,700	0.7	-0.7
State Government Education	4,100	4,100	4,300	0.0	-4.7
State Government Administration	9,500	9,400	9,400	1.1	1.1
Local Government	17,500	17,300	18,100	1.2	-3.3
Local Government Education	11,100	10,900	10,700	1.8	3.7
Local Government Administration	6,400	6,400	7,400	0.0	-13.5

* Preliminary Estimate

**Full- or part-time jobs of people who worked for or received wages in the pay period including the 12th of the month

Boise City MSA *Nonfarm Payroll Jobs* increased by 2,700 jobs, or 1.1 percent, from April to May 2004, while year-over-year, *Nonfarm Payroll Jobs* experienced a gain of 8,800 jobs, or 3.8 percent. Month-over-month, *Goods-Producing Industries* gained 700 jobs with job increases noted in *Natural Resources, Mining & Construction* (400 jobs), *Wood Product Manufacturing* (100 jobs), *Computer & Electronic Product Manufacturing* (100 jobs), *Transportation Equipment Manufacturing* (100 jobs), and *Food Product Manufacturing* (100 jobs). Job losses were noted in *Other Nondurable Goods Manufacturing* (-100 jobs). Year-over-year, *Goods-Producing Industries* gained 2,000 jobs with job increases noted in *Natural Resources, Mining & Construction* (1,000 jobs), *Computer & Electronic Product Manufacturing* (700 jobs), *Other Durable Goods Manufacturing* (1,000 jobs), and *Other Nondurable Goods Manufacturing* (100 jobs). Job losses were noted in *Wood Product Manufacturing* (-100 jobs), *Fabricated Metal Product Manufacturing* (-100 jobs), *Machinery Manufacturing* (-100 jobs), *Transportation Equipment Manufacturing* (-100 jobs), *Food Product Manufacturing* (-200 jobs), and *Printing & Related Support Activities* (-100 jobs).

In *Service-Providing Industries*, jobs gained outweighed jobs lost; 2,000 jobs were added for a 1.1 percent increase in the Boise City MSA from April to May 2004. Job gains were experienced in *Food & Beverage Stores* (200 jobs), *All Other Retail Trade* (100 jobs), *Finance & Insurance Services* (100 jobs), *Real Estate & Rental & Leasing Services* (200 jobs), *Administrative & Support & Waste Management Services* (300 jobs), *Health Care & Social Assistance Services* (300 jobs), *Arts, Entertainment, & Recreation Services* (300 jobs), *Food Services & Drinking Places* (300 jobs), *Other Services* (100 jobs), *State Government Administration* (100 jobs), and *Local Government Education* (200 jobs), while job losses were noted only in *Educational Services* (-300 jobs).

Year-over-year, *Service-Providing Industries* gained 6,800 jobs or 3.7 percent. Job gains were noted in *Food & Beverage Stores* (400 jobs), *General Merchandise Stores* (400 jobs), *All Other Retail Trade* (600 jobs), *Transportation & Warehousing Services* (100 jobs), *Information Services* (100 jobs) including *Telecommunications Services* (100 jobs), *Finance & Insurance Services* (500 jobs), *Real Estate & Rental, & Leasing Services* (300 jobs), *Professional, Scientific & Technical Services* (600 jobs), *Administrative & Support & Waste Management Services* (1,600 jobs), *Health Care & Social Assistance Services* (2,100 jobs) including *Hospitals* (700 jobs), *Food Services & Drinking Places* (700 jobs), *Other Services* (200 jobs), *Federal Government* (300 jobs), *State Government Administration* (100 jobs), and *Local Government Education* (400 jobs). Job losses were noted in *Durable Goods Wholesale Trade* (-100 jobs), *Nondurable Goods Wholesale Trade* (-100 jobs),

Management of Companies & Enterprises Services (-100 jobs), *Educational Services* (-300 jobs), *State Government Education* (-200 jobs), and *Local Government Administration* (-1,000 jobs).

AREA DEVELOPMENTS

Southwest Idaho

- In Idaho during 2003, the sport of fishing brought in over \$400 million to the state from purchases such as meals and groceries, transportation, equipment, and rentals of boats, fishing tackle, hotels, and guide services. In Southwest Idaho fishing brought in approximately \$74 million in 2003 resulting from approximately 668,000 fishing trips.

Boise City MSA

- During the past year the total market value of property in Ada County, both commercial and residential, rose 7.5 percent, increasing in value from \$24.0 billion to \$25.8 billion. Commercial and residential properties in Canyon County grew at a similar rate of 7.0 percent, increasing to a total value of \$7.4 billion.
- Amalgamated Sugar recently leased an additional 5,700-square feet of office space in the process of moving their corporate headquarters to Boise from Ogden, Utah. The move is scheduled to be complete in mid-2005. Currently there are 30 Amalgamated employees working in the Boise office.
- Construction is scheduled to start in early July on Logan Medical Plaza in Caldwell. The commercial construction project is a 22,000-square-foot building plus basement, valued at \$2.6 million. Engineered Structures Inc., the general contractor, expects to complete the project in March.
- A 30,000-square-foot office building in Canyon Park, near the Idaho Center, is scheduled for construction this summer and should be completed by next spring or early summer. Petra is the contractor of this \$3 million project; leases have already been signed for 65 percent of the available office space.
- Micron is expanding their product line into NAND Flash Memory, which is used as storage for digital cameras, MP3 players, and other handheld devices. Micron has predicted that its worldwide workforce would increase by 5.0 to 10 percent over the next 12 months, in part because of this new product, which will be manufactured in Boise. According to Micron spokesman Dave Parker, the current electronics industry environment is the most robust since 2000.

- Continental Airlines began service to Boise on July 1. The service includes two daily nonstop flights to Houston hub and two flights per day from Houston to Boise.
- ZiLOG has leased approximately 15,500-square feet in Meridian for a design center and performance analysis lab which will employ 30 people. Employees at the Meridian location are in product design, engineering, product testing, and quality assurance. Design operations were planned to be in Meridian by August 1.
- ZiLOG in Nampa had a complete manufacturing shutdown in July. The company has sold its equipment to STMicroelectronics for several million dollars. STMicroelectronics plans to ship the equipment overseas to Singapore. The equipment sale devalues the property, thus reducing tax collections for the City of Nampa.
- Boise firm Positron Systems secured a \$100,000 contract with the U.S. Air Force to study whether virtually invisible damage to aircraft wing parts can be detected. Positron will use technology that allows it to examine materials at the atomic level and detect any defects without harming the materials. The technology makes it possible to detect damage early on before any cracks appear.
- The 2002 Census of Agriculture determined that Canyon County has lost 26 percent of its total farmland since 1997, more than 95,500 acres. Canyon County still remains the most agriculturally diverse county in Idaho, but fell from second of 44 counties in sales to seventh. For the state as a whole, farmland decreased by only 2.0 percent between 1997 and 2002, but the value of total agricultural sales rose 15 percent to approximately \$3.9 billion in 2002 from approximately \$3.4 billion in 1997. Dairy farms accounted for 22 percent of total agricultural sales in 2002.
- Ann Taylor Loft, a nationwide women's apparel chain, has signed an agreement to be the first major retail tenant of the BoDo redevelopment project in the former 8th Street Marketplace area in downtown Boise. Ann Taylor Loft will be the second largest retailer in downtown Boise after Bon Macy's. Restaurant chain P.F. Chang's China Bistro has also signed on as another major chain that will anchor the development. Bodo expects five more major chains to join Ann Taylor Loft and P.F. Chang's.
- Construction has started on Farmers and Merchants State Bank, which will replace the current Meridian office that opened in 1968. It is a two-story 16,500-square-foot building to be completed by the end of the year.
- Build a Bear plans to open a store in the Boise Town Square Mall, replacing Bearmakerz Blvd. The concept for both stores is identical in that patrons can create their own Teddy Bears. Build a Bear will employ approximately 25 people and will open in October.
- Autozone will open its fourth store in Boise in late September near the intersection of Overland Road and Roosevelt Street. Each Autozone store must earn an internal return on capital of 15 percent to remain open.
- Pottery Barn spokesperson Leigh Oshirak has confirmed that an 11,000-square-foot store is scheduled to open in the Boise Town Square Mall sometime between August and October. Pottery Barn sells indoor and outdoor furniture, bedding and bath products, and other home décor and furnishing items.
- Wetzel Pretzel opened an 868-square-foot store in the mall in June. Pronto Pups and State Fair Lemonade plan to open a 673-square-foot store in August, and Hollister Co., a men's and women's casual clothing store, plans to open a 6,500-square-foot store in early fall, also at Boise Town Square Mall.
- Texas based Pier 1 Imports, which has 1,100 stores nationwide, plans to open a second location in the Treasure Valley. A 10,795-square-foot store is currently under construction in the Crossroads shopping center at the corner of Eagle Road and Fairview. Pier 1 is scheduled to open in late October, employing 12-15 people.
- Square, a restaurant serving primarily crêpes along with soup, salads, cheeses, espresso, beer and wine, is scheduled to open in early August in downtown Boise in the former McDonald's location on Main Street. Square will employ 15-20 people.
- Nampa manufacturing plant Kinro Inc., maker of windows and doors for manufactured homes and RVs, has purchased seven acres of ground on Kings Road in Nampa. Steed Construction will build a \$10.4 million 83,000-square-foot manufacturing facility, more than doubling the size of its current facility. The new facility should be completed by the end of the year. Sales for the Nampa Kinro plant have increased by approximately 30 percent over one year ago.

- During the first six months of 2004, Idaho Power Co added 5,900 new accounts, bringing Idaho Power's total number of customers to 432,500. Out of the 5,900 new accounts added, 4,911 were new residential customers.
- Tactical Design Labs, a Garden City based company, has developed a new holster that is being tested by approximately 200 law enforcement and military agencies, including the Boise Police Department and the Ada County Sheriff's Office. The holster offers three key improvements over existing holsters. It has a locking device that prevents the gun from falling out or being taken during a close physical conflict; the gun is easier to get out of the holster so it is immediately ready for use; and the gun automatically locks back into place when it is returned to the holster.

Valley County

- Boise-based Cloverdale Nursery has made a deal with Boise Cascade to clean up the former mill site in Cascade. Cloverdale will receive ownership of the property once cleanup is finished. The nursery plans to eventually give the property to Valley County for a new Valley County Fairgrounds.
- Tamarack Resort sold 64 golf course lots for \$33.4 million in an all cash transaction meeting. This summer contractors are working on \$52 million worth of projects, including construction of 60 cottages and chalets, two ski lifts, a four-story lodge for members of the resort's club, and a village that will house skier services next winter. As a result of the 64 home site sales, the golf course will be open for business for the summer of 2005. The ski mountain will open this December with five ski lifts and 162 rooms available for rent.
- Idaho Power Co. is asking the Public Utilities Commission to approve a \$2.7 million agreement, which would allow it to serve Tamarack Resort on Cascade Reservoir. Idaho Power's existing electrical facilities in that area is not adequate to meet the increased electrical demand. Tamarack will require 20 megawatts of electricity, which is enough electricity to supply 20,000 homes. Tamarack has already paid Idaho Power \$1.8 million towards completion of the project.

Adams County

- The Adams Cooperative Weed Management Area and the Adams County Weed Control recently sponsored a summer weed tour. More than 20 area landowners toured the county to look at various noxious weeds and methods of control. One topic examined was how flea beetles are being used to

combat the noxious weed, leafy spurge. The beetles were released last year and reports indicate that this year the spurge plants appear brown and sickly. It is expected to take two years to see the full effects the beetles have on controlling leafy spurge. Goats have also been used in other areas of the state to help control this aggressive, noxious weed.

Gem County

- Construction is currently underway on supporting stores adjacent to the new Albertsons store in Emmett. Two tenants have reportedly already signed lease agreements and plan to open as soon as construction is complete.

Washington County

- Contractors have begun work on a new gymnasium and classroom building at the Weiser High School. The construction project is valued at \$2.8 million.

Elmore County

- Mountain View Power Inc. has begun construction on the Bennett Mountain Power Plant in Mountain Home. Mountain View Power will build the power plant; in spring 2005 Mountain View will turn over control to Idaho Power Company. Siemens Westinghouse Power Corporation is the general contractor for the power plant project, which will have a generating capacity of 162 megawatts.

Payette County

- Parma, a small farming community near the Canyon County border, has been named as the proposed site for a new dairy farm that could potentially house over 16,000 cows. The owner of the proposed dairy claims this new operation would add \$25 to \$30 million to the local economy. Should this dairy operate at its proposed full capacity, it would employ approximately 80 people at above minimum wage pay. The proposed dairy site is surrounded by feedlots, a gravel pit, and U.S. Bureau of Land Management land.

John Panter, Regional Labor Economist
 205 E. Watertower Lane, Meridian, ID 83642
 (208) 364-7785, ext. 3599
 E-mail: jpanter@cl.idaho.gov